

554 22nd  
Avalon, NJ 08202

Asking \$4,750,000.00



**COMMENTS**

Experience coastal luxury at this stunning Avalon Bayfront property! Featuring 6 Bedrooms and 3.5 Bathrooms this upside down home offers the perfect combination of waterfront living and tranquility located in a low density area of the island. Inside, the home is elegantly decorated with beach-inspired decor, creating a relaxing and inviting atmosphere. Whether you're lounging in the spacious living room or hosting a gathering in the fully equipped open concept kitchen and entertaining space, you'll feel right at home in this coastal oasis. The third floor master bedroom situated on the bay offers exceptional waterfront views. Start your morning breathing in the fresh salt air from your third floor master balcony. Enjoy direct access to all Bayfront activities from your own private dock! Keep your boat and jet skis in pristine condition and out of the salt water with your boat lift and jet ski slips. Easy launch for a day full of fun on the bay! Enjoy breathtaking sunsets from any of the 3 back decks/balconies offering plenty of seating and lounging. There is a full size awning on the 2nd floor deck and a side awning on the first floor deck for shade and added comfort. Relax with friends and family and take a dip in the hot tub on a cool night. There's plenty of parking with an indoor garage, off street newer paver driveway parking as well as on street parking. Located minutes from downtown restaurants, shopping, nightlife and the beach! Don't miss out on the opportunity to own this stunning Avalon Bayfront home!

**PROPERTY DETAILS**

| Exterior         | OutsideFeatures    | ParkingGarage    | OtherRooms           |
|------------------|--------------------|------------------|----------------------|
| Shingle          | Patio              | Garage           | Living Room          |
| Vinyl            | Deck               | Parking Pad      | Dining Room          |
|                  | Enclosed/Covered   | 1 Car            | Kitchen              |
|                  | Patio              | 2 Car            | Den/TV Room          |
|                  | Porch              | Attached         | Dining Area          |
|                  | Grill              | Auto Door Opener | Pantry               |
|                  | Fenced Yard        | See Remarks      | Laundry/Utility Room |
|                  | Dock               |                  | Library/Study        |
|                  | Bulkhead           |                  | Great Room           |
|                  | Cable TV           |                  |                      |
|                  | Sidewalks          |                  |                      |
|                  | Outside Shower     |                  |                      |
|                  | Boat Slips         |                  |                      |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded     | Basement             |
| Bar              | Range              | Drapes           | Crawl Space          |

# Berger Realty

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|                       |                     |                   |
|-----------------------|---------------------|-------------------|
| Elevator              | Oven                | Shades            |
| Fireplace- Gas        | Self-Clean Oven     | Blinds            |
| Wood Flooring         | Microwave Oven      | Partial Furniture |
| Security System       | Refrigerator        | See Remarks       |
| Smoke/Fire Alarm      | Washer              | Window Treatments |
| Storage               | Dryer               |                   |
| Walk in Closet        | Dishwasher          |                   |
| Wall to Wall Carpet   | Disposal            |                   |
| Tile Flooring         | Smoke/Fire Detector |                   |
| Kitchen Island        | Stove Natural Gas   |                   |
| Beverage Refrigerator | Wine Cooler         |                   |

|             |                       |              |        |
|-------------|-----------------------|--------------|--------|
| Heating     | Cooling               | HotWater     | Water  |
| Gas Natural | Central Air Condition | Gas- Natural | Public |
| Forced Air  | Ceiling Fan           | On Demand    |        |
| Multi-Zoned | Multi Zoned           |              |        |

Sewer  
Public

